

**DUFFY & ATKINS LLP**

Todd E. Duffy  
 James E. Atkins  
 Dennis J. Nolan  
 Seven Penn Plaza, Suite 420  
 New York, New York 10001  
 Telephone: (212) 268-2685  
 Facsimile: (212) 500-7972

*Attorneys for Richmond Realty Limited Partnership*

UNITED STATES DISTRICT COURT SOUTHERN DISTRICT OF NEW YORK	
In re:  SCARBOROUGH-ST. JAMES CORP., <i>et al.</i> ,  Debtors.	Chapter 11  Case No. 03-17966 (JMP) Case No. 03-17967 (JMP) Case No. 06-12786 (JMP) (Jointly Administered)
RICHMOND REALTY LIMITED PARTNERSHIP,  Appellant  v.  SCARBOROUGH-ST. JAMES CORPORATION AND FIRST RICHBOROUGH REALTY CORPORATION,  Appellees.	Case No. 08-cv-02421 (DLC)

**STIPULATION OF DISMISSAL**

It is hereby agreed by the parties to the above-captioned bankruptcy appeal that pursuant to Rule 8001(c)(2) of the Federal Rules of Bankruptcy Procedure, this appeal is dismissed with prejudice.

Dated: New York, New York April 15, 2008  <b>DUFFY &amp; ATKINS LLP</b>  <p>By: <u>/s/ Todd E. Duffy</u> Todd E. Duffy James E. Atkins Dennis J. Nolan Seven Penn Plaza, Suite 420 New York, New York 10001 Tel.: (212) 268-2685 Fax: (212) 500-7972 <i>Attorneys for Appellant Richmond Realty Limited Partnership</i></p>	Dated: New York, New York April 15, 2008  <b>LeCLAIRRYAN, a Professional Corporation</b>  <p>By: <u>/s/ Michael T. Conway</u> Michael T. Conway 830 Third Avenue, Fifth Floor New York, New York 10022 Tel.: (212) 430-8032 Fax: (212) 430-8062 <i>Attorneys for Appellees Scarborough-St. James Corporation and First Richborough Realty Corporation</i></p>
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**SO ORDERED:**

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